093.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	693,400 / 693,400
					USE VALUE:	693,400 / 693,400
					ASSESSED:	693,400 / 693,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OVERLOOK PROPERTY LLC
Owner 2:	
Owner 3:	
Street 1:	100 HIGH ST SUITE 2500
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02110 Type:

PREVIOUS OWNER

Owner 1:	KRODEL LOUIS F JR--ETAL -
Owner 2:	KRODEL ELIZABETH K -
Street 1:	84 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Aluminum Exterior and 1582 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5002.000	294,400		399,000	693,400
Total Card	0.115	294,400		399,000	693,400
Total Parcel	0.115	294,400		399,000	693,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.36 | /Parcel: 438.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60187
GIS Ref
GIS Ref
Insp Date 10/12/18

!7592!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,400	0	5,002.	399,000	693,400		Year end	12/23/2021
2021	101	FV	278,400	0	5,002.	399,000	677,400		Year End Roll	12/10/2020
2020	101	FV	278,400	0	5,002.	399,000	677,400	677,400	Year End Roll	12/18/2019
2019	101	FV	233,800	0	5,002.	404,700	638,500	638,500	Year End Roll	1/3/2019
2018	101	FV	233,800	0	5,002.	302,100	535,900	535,900	Year End Roll	12/20/2017
2017	101	FV	233,800	0	5,002.	273,600	507,400	507,400	Year End Roll	1/3/2017
2016	101	FV	233,800	0	5,002.	262,200	496,000	496,000	Year End	1/4/2016
2015	101	FV	221,700	0	5,002.	222,300	444,000	444,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:50:08

LAST REV

Date	Time
11/23/21	13:41:08
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7592

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRODEL LOUIS F	79079-457	1	11/5/2021		776,500	No	No		
	12445-331		6/1/1973		28,000	No	No		N

USER DEFINED

Prior Id # 1:	60187
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2014	941	New Wind	3,495		8/4/2014			Install 3 replacem
6/18/2009	499	Porch	8,350					
12/18/2001	929	Wood Dec	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	Inspected	PH	Patrick H
10/1/2018	MEAS&NOTICE	BS	Barbara S
8/4/2014	Info Fm Prmt	PC	PHIL C
12/30/2008	Meas/Inspect	336	PATRIOT
5/17/2002	Permit Visit	PM	Peter M
3/9/2000	Inspected	276	PATRIOT
2/2/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5002		Sq. Ft.	Site		0	70.	1.14	5									399,041						399,000	

Total AC/HA:	0.11483	Total SF/SM:	5002	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,041	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	84895
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398475
Depreciation:	105197
Depreciated Total:	293277

COMMENTS

2 OF=SHOWER & SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

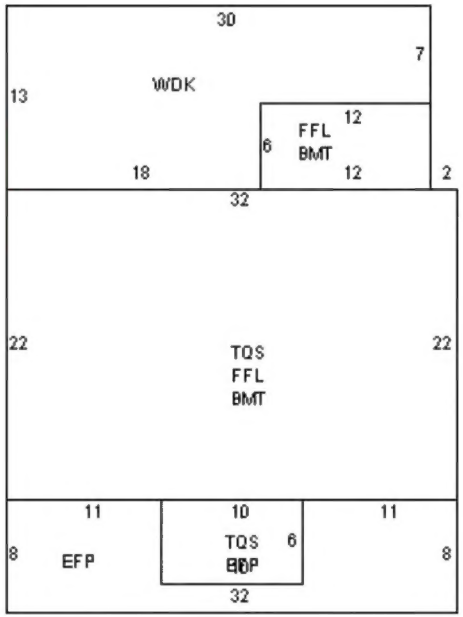
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	M
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	182.23
Special Features:	1100	Val/Su Net:	109.08
Final Total:	294400	Val/Su SzAd	218.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	776	71.070	55,151
FFL	First Floor	776	182.230	141,412
TQS	3/4 Story	573	182.230	104,419
WDK	Deck	318	9.140	2,908
EFP	Enclos Porch	256	37.860	9,691

Net Sketched Area:	2,699			Total:	313,581
Size Ad	1349	Gross Area	2890	FinArea	1582

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
95	Sauna	D	S	1	40	A	AV	1990	34.38	T	23.2	101			1,100			1,100

More:	N	Total Yard Items:		Total Special Featues:	1,100	Total:	1,100